

Glory House Event Center

FOR SALE

109 & 111 S Main St
Irving, TX 75060



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OFFERING SUMMARY

ADDRESS	109 & 111 S Main St Irving TX 75060
COUNTY	Dallas
GLA (SF)	6,300
ZONING TYPE	HCD-CMU
YEAR BUILT	1961
YEAR RENOVATED	2019

FINANCIAL SUMMARY

PRICE	\$1,750,000
PRICE PSF	\$277.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	16,254	110,051	228,134
2026 Median HH Income	\$77,145	\$79,483	\$78,866
2026 Average HH Income	\$88,082	\$102,955	\$102,364



PROPERTY SUMMARY

The property consists of two “buildings”—109 S Main St (2,825 SF) and 111 S Main St (3,475 SF) totaling 6,300 RSF. Both buildings underwent extensive renovation in 2022. The front area of the two buildings has been combined to form a venue for weddings, receptions, private parties, corporate meetings, and showers. The reception area can accommodate 60 – 90 guests for receptions and banquets and over 100 guests for mixers/cocktail style events. The Property features a 1-bedroom bridal suite and a full commercial kitchen (additional FF&E can be included in the sale). There is abundant street parking available along Main Street extending from Rock Island Road to Second Street. There are also several nearby public parking lots that provide additional parking capacity.

The property sits in the heart of Irving’s downtown "Heritage Crossing" area. This highly accessible, pedestrian-friendly core is located just a few blocks from the Downtown Irving/Heritage Crossing Station, which is serviced by the Trinity Railway Express (TRE) commuter rail. The station features a large, open public Park & Ride lot that naturally serves as free evening and weekend overflow parking for nearby venues.

Over the past five years, the Heritage District has transitioned from a sleepy historical pocket to an active cultural and retail destination. Signature city-backed community programming like the "Experience Main Street" initiative now draws thousands of recurring visitors directly past the Main Street storefronts. This commercial foot traffic, combined with initiatives like the Heritage Square Mixed-Use Project (a landmark \$52 million mixed-use urban development that converts a former industrial lumber yard into a dense urban community featuring retail spaces and luxury

 [PROPERTY VIDEO](#)

 [PROPERTY VIRTUAL TOUR](#)



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312 Northwest Highway #125, Grapevine, TX 76051

Property Summary | Glory House Event Center 2

City of Irving Infrastructure & Financial Investments

The City of Irving has treated the Heritage District as a high-priority redevelopment zone via specialized funding vehicles:

- **Tax Increment Financing (TIF District 2):** Property tax revenue growth generated within downtown Irving is actively reinvested into local public improvements, including historic facade restorations, utility upgrades, and widened walkways.
- **Downtown Capital Improvements:** Over \$109 million in public and private capital has been funneled into the Heritage District to upgrade parks, renovate recreation hubs, and enhance streetscapes. This includes a \$22.2 million reconstruction of Irving Boulevard specifically targeted at optimizing parallel parking, wastewater systems, and bike/pedestrian infrastructure.
- **Flood Mitigation Projects:** The city recently secured over \$105 million in state financing and grants (including \$70 million from the Texas Water Development Board) to overhaul the adjacent Delaware Creek Channel. This protects downtown real estate footprints from historic flood risks and stabilizes long-term asset valuations.
- **Municipal Incentive Programs:** The city operates an active Land Bank Program to repurpose underutilized space, as well as a Business Enhancement Incentive program that actively subsidizes building exterior renovations and curb appeal enhancements for local business owners.



PROPERTY HIGHLIGHTS

- Event Venue that can accommodate over 100+ guests
- “Event Venue” use is allowed by ordinance
- Abundant public parking on main street and nearby public parking lots
- Extensive renovation in 2019
- Equipped with a full commercial kitchen
- Commercial Kitchen, Catering and Event Venue FF&E available
- Includes a 1-bedroom bridal suite with a private restroom and shower



**109 & 111 S Main Street
Irving, TX 75060**

109

**Million in Downtown
Capital Improvement
Projects**



100

**New Homes in
Deleware Creek
Corridor**

52

**Million Mixed-Use
Heritage Square Urban
Development Project**



1

**Block to
Heritage
Crossing Station**



**EXCEPTIONAL
LOCATION**



**6,300
SQUARE FEET**

**292,784
Average Home
Value**

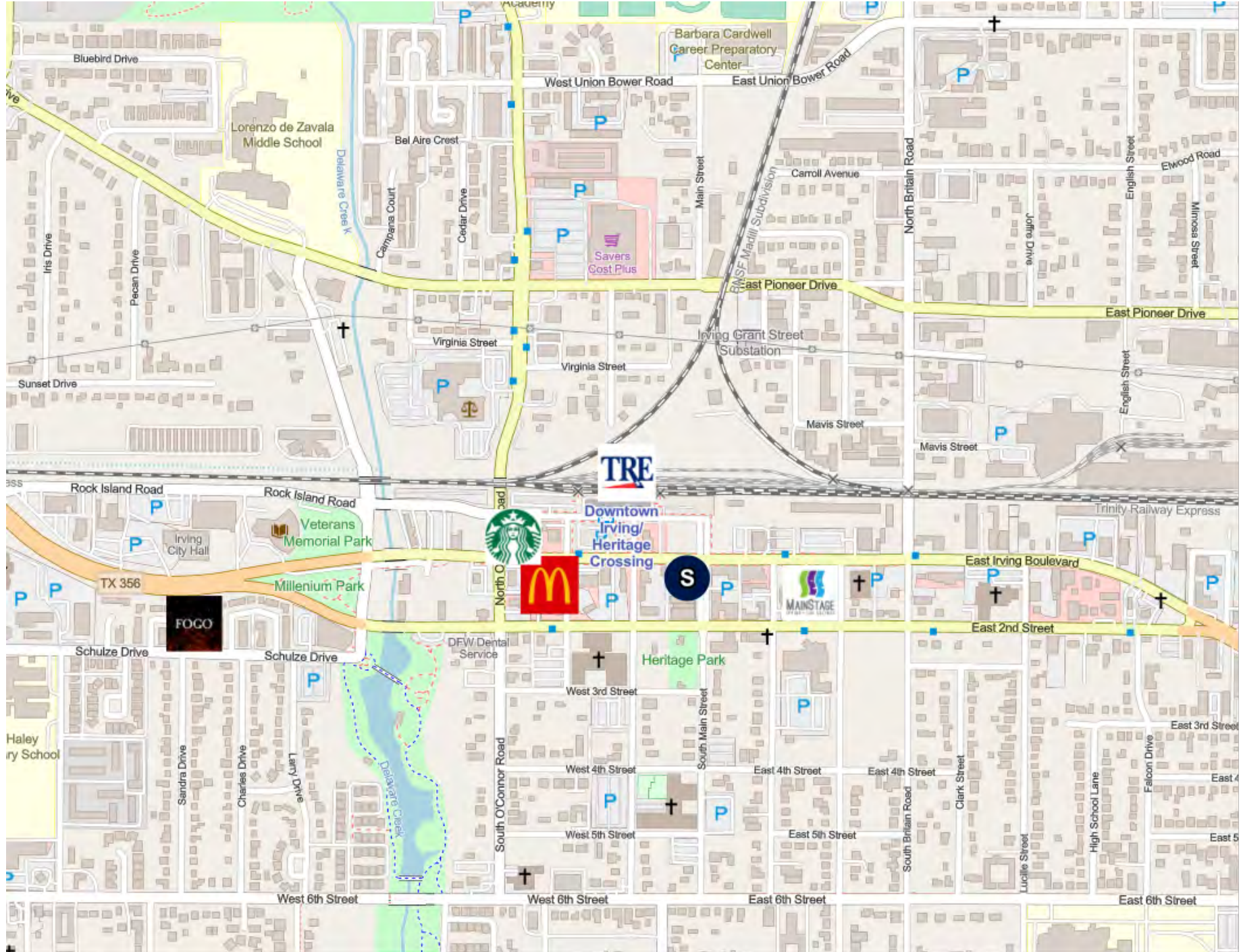
**88,833
Average
Household Income**



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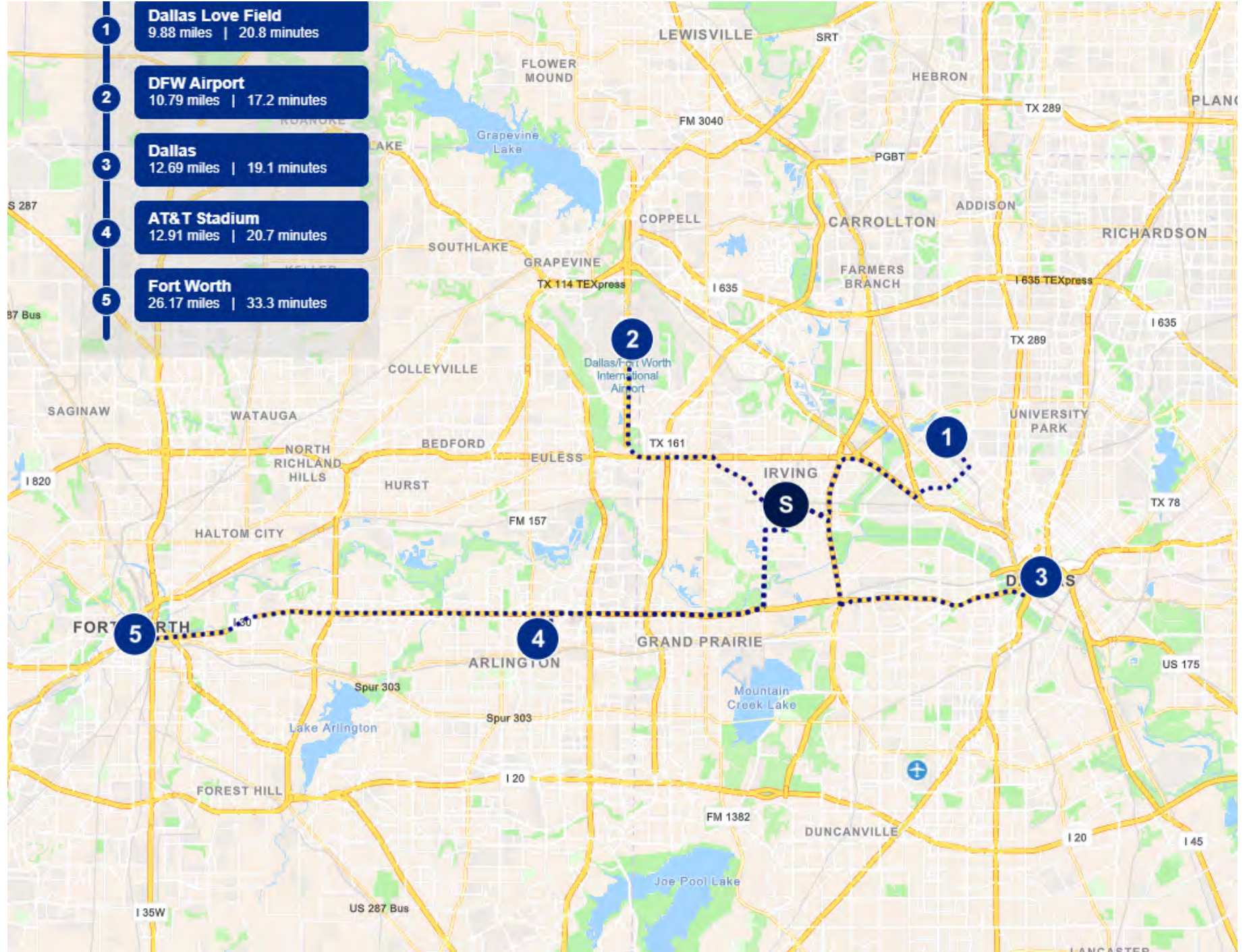
Location Overview | Glory House Event Center 4



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Local Business Map | Glory House Event Center 5

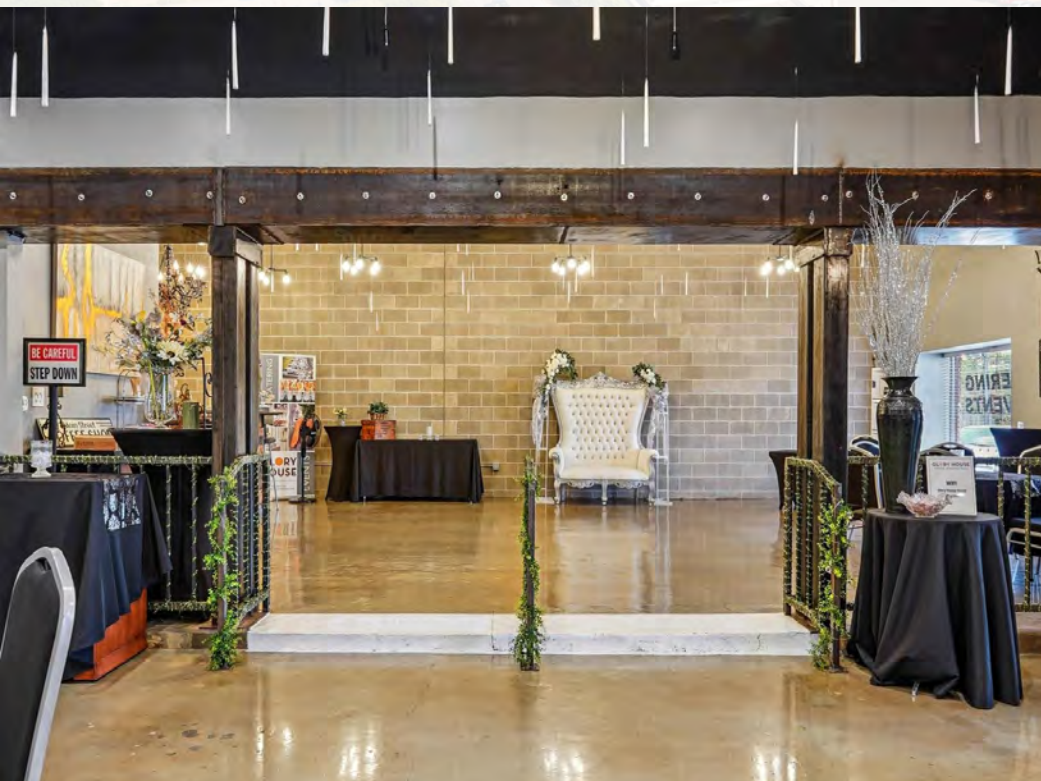


FLOOR PLAN

109 & 111 S MAIN ST











Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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